

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Geartner Road, 121' W of
Timberland Road
(2712 Geartner Road)
3rd Election District
2nd Councilmanic District

Barbara Meltzer
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-474-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 2712 Geartner Road, located in the vicinity of Timberland Road in Pikesville. The Petition was filed by the owner of the property, Barbara Meltzer. The Petitioner seeks relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (14' x 18' deck with roof) with a rear setback of 3 feet in lieu of the minimum required 22.5 feet and to permit a rear setback of 12.5 feet in lieu of the required 30 feet for the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The subject property having been properly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

ORDER RECEIVED FOR FILING

Date

By

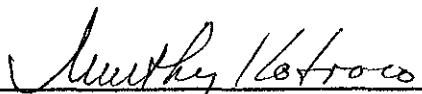
MICROFILMED

the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of June, 1996 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (14' x 18' deck with roof) with a rear setback of 3 feet in lieu of the minimum required 22.5 feet and to permit a rear setback of 12.5 feet in lieu of the required 30 feet for the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILMING
Date 6/27/96
By BP

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 27, 1996

(410) 887-4386

Ms. Barbara Meltzer
2712 Geartner Road
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Geartner Road, 121' W of Timberland Road
(2712 Geartner Road)
3rd Election District - 2nd Councilmanic District
Barbara Meltzer - Petitioner
Case No. 96-474-A

Dear Ms. Meltzer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: H. J. & R. Contractors, Inc.
P.O. Box 15453, Baltimore, Md. 21221

People's Counsel

File

MICROFILMED



Affidavit in support of 96-474-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2712 GEARTNER RD
address
BALTO MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

UNABLE TO CONSTRUCT DECK ON SIDE OF HOME DUE TO FOOT SET
BACK REGULATION. DECK WOULD HAVE THREE FOOT SET BACK
DUE TO SETTING OF HOUSE SIDE YARD IS ON SIDE OF LOT
DUE TO LAY OUT OF HOUSE ONLY EXIT FOR DECK IS TO THE REAR OF HOUSE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of May, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Barbara Meltzer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 20, 1996
date

NOTARY PUBLIC

My Commission Expires:

July 1, 1999

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

480

ZONING DESCRIPTION

96-474-A

Zoning description for 2712 Geartner Road Beginning at a point on the north side of Geartner Road which is 50' wide at a distance of 121' west of the centerline of the nearest improved intersecting street Trimberlane Road which is 50' wide. Being Lot #2 Block 2712, Section #1 in the subdivison of Wellwood as recorded in Baltimore County Plat Book # 23, Folio # 36, containing 11,220 +/- square feet. Also known as 2712 Geartner Road and located in the 3rd Election District, 2nd Councilmanic District

MICROFILMED

480

For newspaper advertising:

Item No.: 45 Petitioner: MS. BASGA MELTZER

Location: 2712 Geartner Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert Bunnell

ADDRESS: P.O. Box 15453

PHONE NUMBER: 391-6811

MICROFILMED

12

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 96-117412

District 3rd

Posted for: Varonico

Date of Posting: 6/2/96

Petitioner: Barbara Miltzor

Location of property: 27112 Beartown Rd, M/S

Location of Sign: Facing the driveway on property being zoned

Remarks: _____

Posted by: M. Kelly

Signature

Number of Signs: 1

Date of return: 6/14/96

MICROFILMED



BALTIMORE COUNTY, MARYLAND
OFFICE OF ANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Nr 019972

DATE 30 May 96 ACCOUNT R-0001 6/50
Item 4835
AMOUNT \$ 85.00

RECEIVED FROM: Barbara MELTZER By H. J. & R.
Contractors
Inc.

FOR: 2712 GARDNER Rd

MICROFILMED

0.50 INDIANAPOLIS 19.00
84 0002201-NOV-96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

96-474-A

No
5097

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-474-A (Item 480)
2712 Geartner Road
N/S Geartner Road, 121' W of Timberland Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Barbara Meltzer

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 9, 1996. The closing date (June 24, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Barbara Meltzer

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1996

Ms. Barbara Meltzer
2712 Geartner Road
Baltimore, MD 21209

RE: Item No.: 480
Case No.: 96-474-A
Petitioner: Barbara Meltzer

Dear Ms. Meltzer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: June 12, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 467, 471, 472, 473, 474, 480, 482, 484, 485, 488, and 489

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: JUNE 17, 1996

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: JUNE 10, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 471 481
472
473
475
477
478
479
480

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 474, 475, 480 & 482.

4 35

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



06/11/96



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hai Kassoff
Administrator

6-7-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 480 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2712 GEARTNER RD.

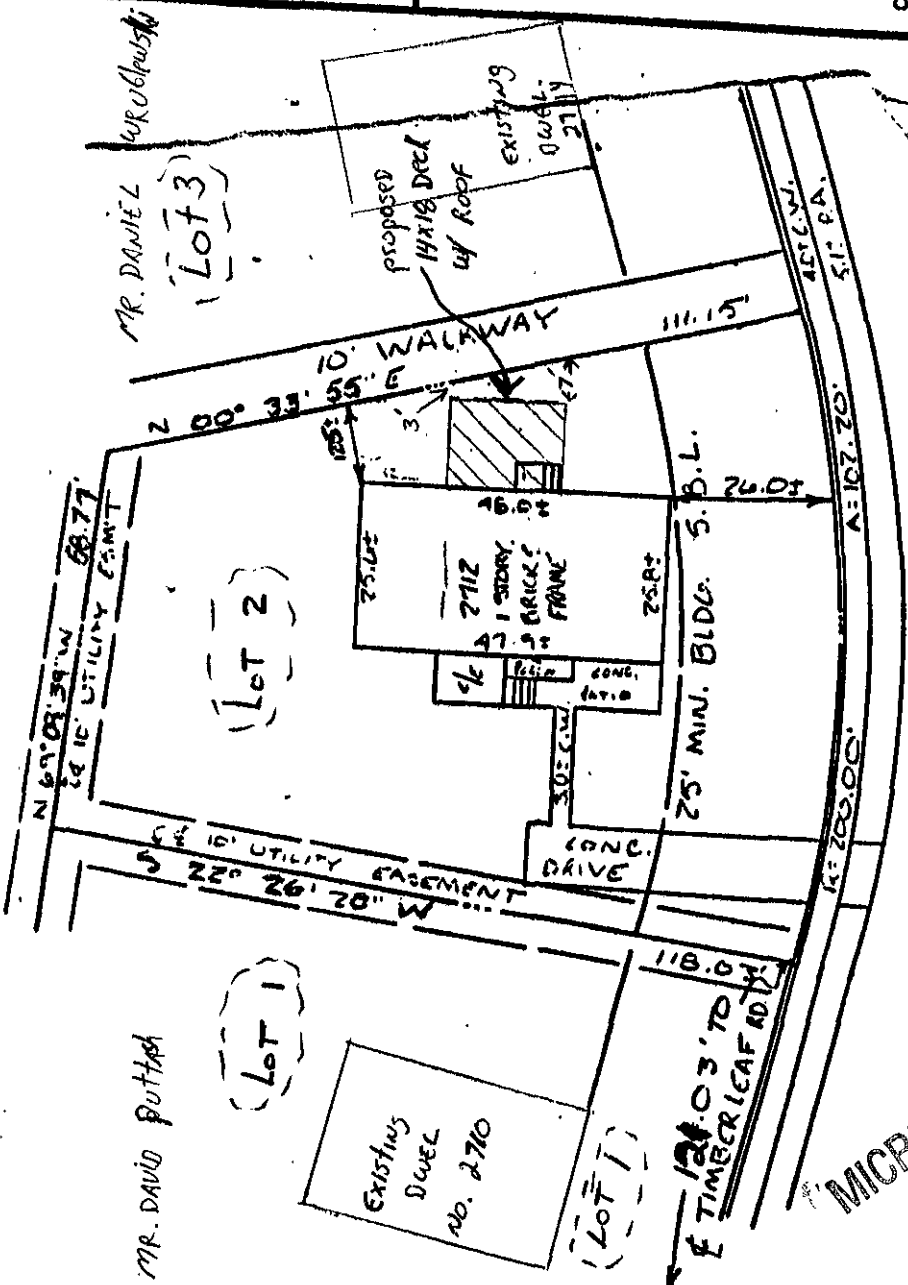
Subdivision name: WELLWOOD

plat book# 23, folio# 36, lot# 2, section# 1

OWNER: BARBARA MELTZER

see pages 5 & 6 of the CHECKLIST for additional required information

96-474-A



MR. DAVID BUTTACH

MR. DANIEL WRUBLEWSKI

Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 3

Councilmanic District: 2

1"-200' scale map#: NW 8-D

Zoning: DR5.5

Lot size: 125 acreage 11,220 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: 1

Zoning Office USE ONLY!

reviewed by: 1480 ITEM #: CASE#:

GEARTNER ROAD

50' R/W 30.1' MAG.

Scale of Drawing: 1"=30'



North

date: 5-24-96

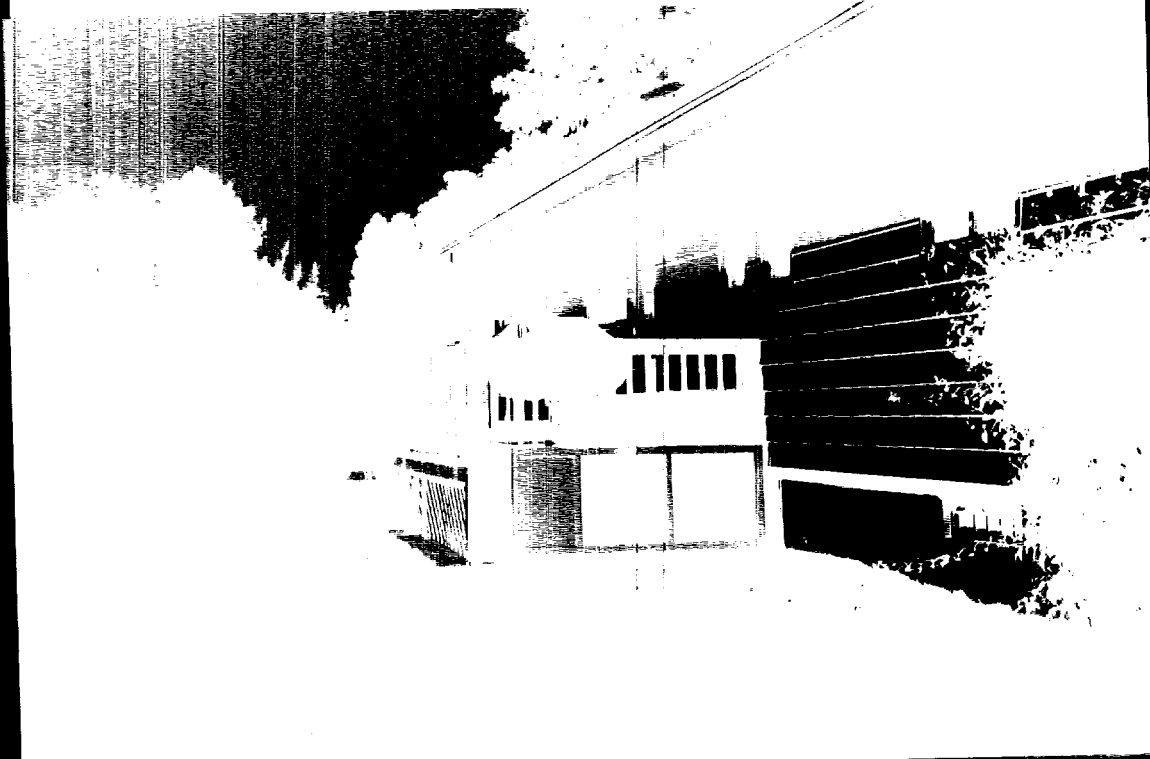
prepared by: 777

MICROFILMED

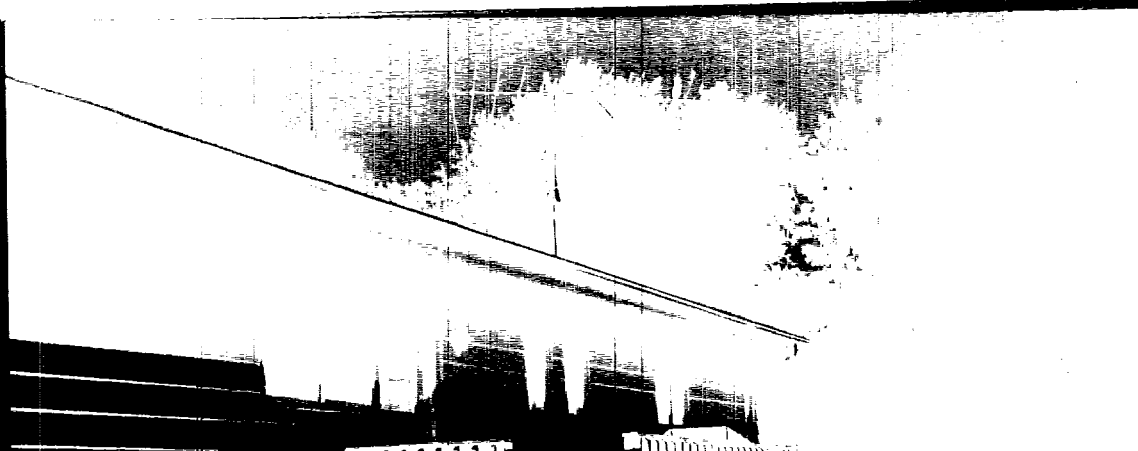
96-474-A



Side of yard
next 2714
Geatner.



rear of yard



Front from
Geatner
Rd, existing
smaller
deck.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2712 GEARTNER ROAD

which is presently zoned DR 5.5

96-474-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Sec. 1802.3 C.1 AND 301.1A to allow an open projection A setback of 3' in lieu of the required 22.5' and to allow a rear yard setback of 12.5' (existing) in lieu of the required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

UNABLE TO CONSTRUCT DECK ON SIDE OF HOME DUE TO 22.5 FOOT REAR SET BACK REGULATION. DECK WOULD HAVE THREE FOOT REAR SET BACK

Due to setting of house rear yard is on side of lot

Due to lay out of house only exit for Deck is to the rear of house

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

BARBARA MELTZER

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2712 GEARTNER ROAD 653-0548
Address Phone No.

BALTIMORE MARYLAND 21209
City State Zipcode
Name, Address and phone number of representative to be contacted.

HJ & R CONTRACTORS INC.
Name

P.O. BOX 15453 391-6811
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: CAM

DATE: 30th MAY 96

ESTIMATED POSTING DATE: 9 June 96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 480

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Geartnr Road, 121' W of
Timberland Road
(2712 Geartnr Road)
3rd Election District
2nd Councilmanic District
Barbara Meltzer
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-474-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 2712 Geartnr Road, located in the vicinity of Timberland Road in Pikesville. The Petition was filed by the owner of the property, Barbara Meltzer. The Petitioner seeks relief from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (14' x 18' deck with roof) with a rear setback of 3 feet in lieu of the minimum required 22.5 feet and to permit a rear setback of 12.5 feet in lieu of the required 30 feet for the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The subject property having been properly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of June, 1996 that the Petition for Administrative Variance seeking relief from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (14' x 18' deck with roof) with a rear setback of 3 feet in lieu of the minimum required 22.5 feet and to permit a rear setback of 12.5 feet in lieu of the required 30 feet for the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 27, 1996

(410) 887-4386

Ms. Barbara Meltzer
2712 Geartnr Road
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Geartnr Road, 121' W of Timberland Road
(2712 Geartnr Road)
3rd Election District - 2nd Councilmanic District
Barbara Meltzer - Petitioner
Case No. 96-474-A

Dear Ms. Meltzer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: H. J. & R. Contractors, Inc.
P.O. Box 15453, Baltimore, Md. 21221

People's Counsel

file



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2712 GEARTNER ROAD

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (14' x 18' deck with roof) with a rear setback of 3 feet in lieu of the minimum required 22.5 feet and to permit a rear setback of 12.5 feet in lieu of the required 30 feet for the existing dwelling.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

UNABLE TO CONSTRUCT DECK ON SIDE OF HOME DUE TO 12.5' FOOT ROAD SET BACK

REGULATION. DECK WOULD HAVE THREE FOOT ROAD SET BACK

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person/Lease

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

(We as attorney declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition)

Legal Owner(s)

BARBARA MELTZER

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Affidavit in support of Administrative Variance

The undersigned hereby affirm under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2712 GEARTNER RD

BAUTO MD 21209

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

UNABLE TO CONSTRUCT DECK ON SIDE OF HOME DUE TO 12.5' FOOT ROAD SET BACK

REGULATION. DECK WOULD HAVE THREE FOOT ROAD SET BACK

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.

PER 1802.3.C.1 AND 301.1.A OF THE B.C.Z.R.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1996

Ms. Barbara Meltzer
2712 Geartner Road
Baltimore, MD 21209

RE: Item No.: 480
Case No.: 96-474-A
Petitioner: Barbara Meltzer

Dear Ms. Meltzer:

The Zoning Advisory Committee (ZAC), which consists of representa-
tives from Baltimore County approval agencies, has reviewed the plans
submitted with the above referenced petition, which was accepted for
processing by Permits and Development Management (PDM), Zoning Review, on
June 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or
request information on your petition are attached. These comments are not
intended to indicate the appropriateness of the zoning action requested,
but to assure that all parties (zoning commissioner, attorney, petitioner,
etc.) are made aware of plans or problems with regard to the proposed
improvements that may have a bearing on this case. Only those comments
that are informative will be forwarded to you; those that are not
informative will be placed in the permanent case file.

If you need further information or have any questions regarding these
comments, please do not hesitate to contact the commenting agency or
Roslyn Subanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 12, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 467, 471, 472, 473, 474, 480, 482, 484, 485, 488, and 489

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3493.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM#67/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: JUNE 17, 1996

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: JUNE 10, 1996

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee items:

Item #'s: 471 481
472
473
475
477
478
479
480

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 474, 475, 480 & 482.

REVIEWER: LT. ROBERT P. SAUERHALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

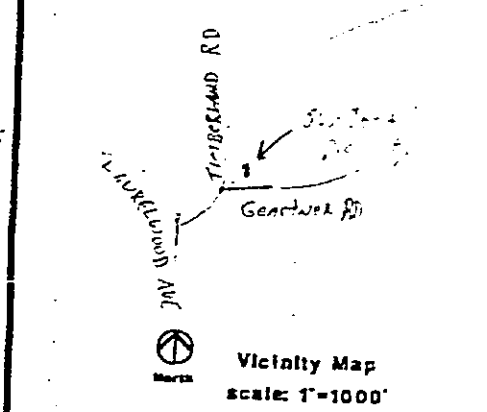
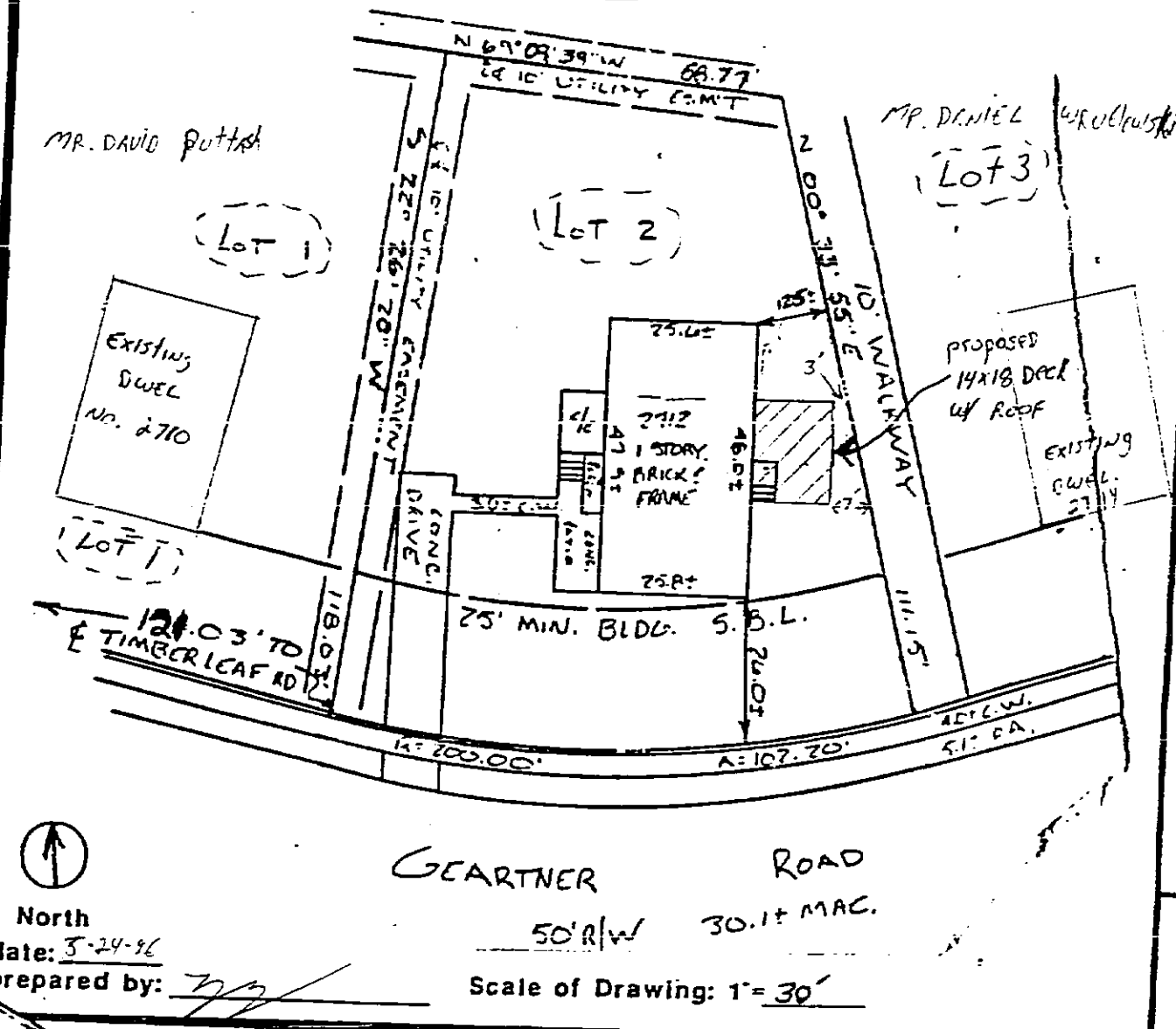
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2712 Geartner Rd.

Subdivision name: WELLWOOD

Plat book: 33 lot: 36 section: 1

OWNER: BARBARA MELTZER



LOCATION INFORMATION

Election District: 3

Councilmanic District: 2

1"-200' scale map: NW 8-D

Zoning: DRS-5

Lot size: 25 11220 square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASSE:

1480

North

date: 5-24-96

prepared by: 722

Scale of Drawing: 1"=30'



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 96-474-A

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to
approval as it does not access a State roadway and is not affected by any State
Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

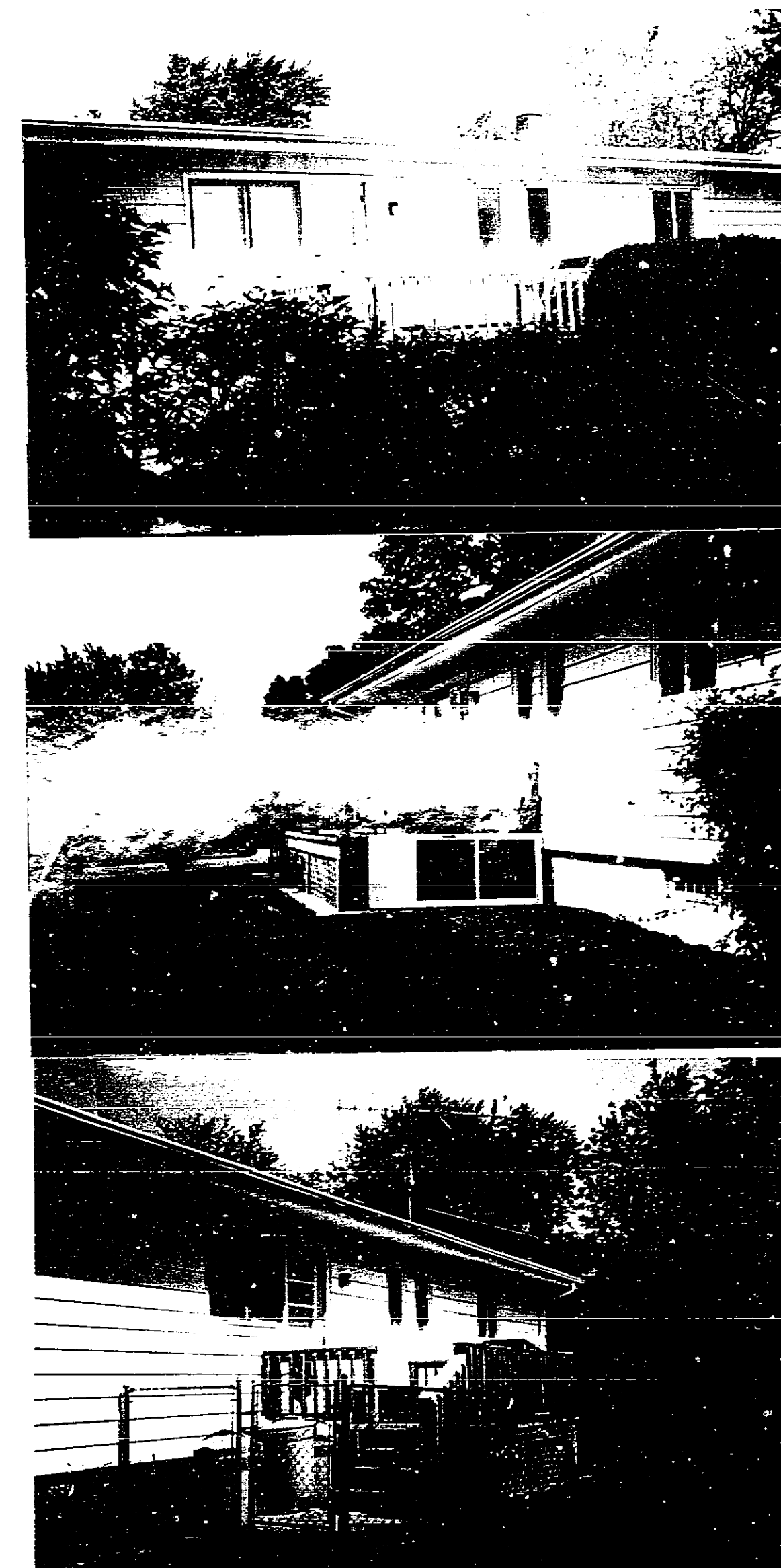
Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2251, Statewide Toll Free

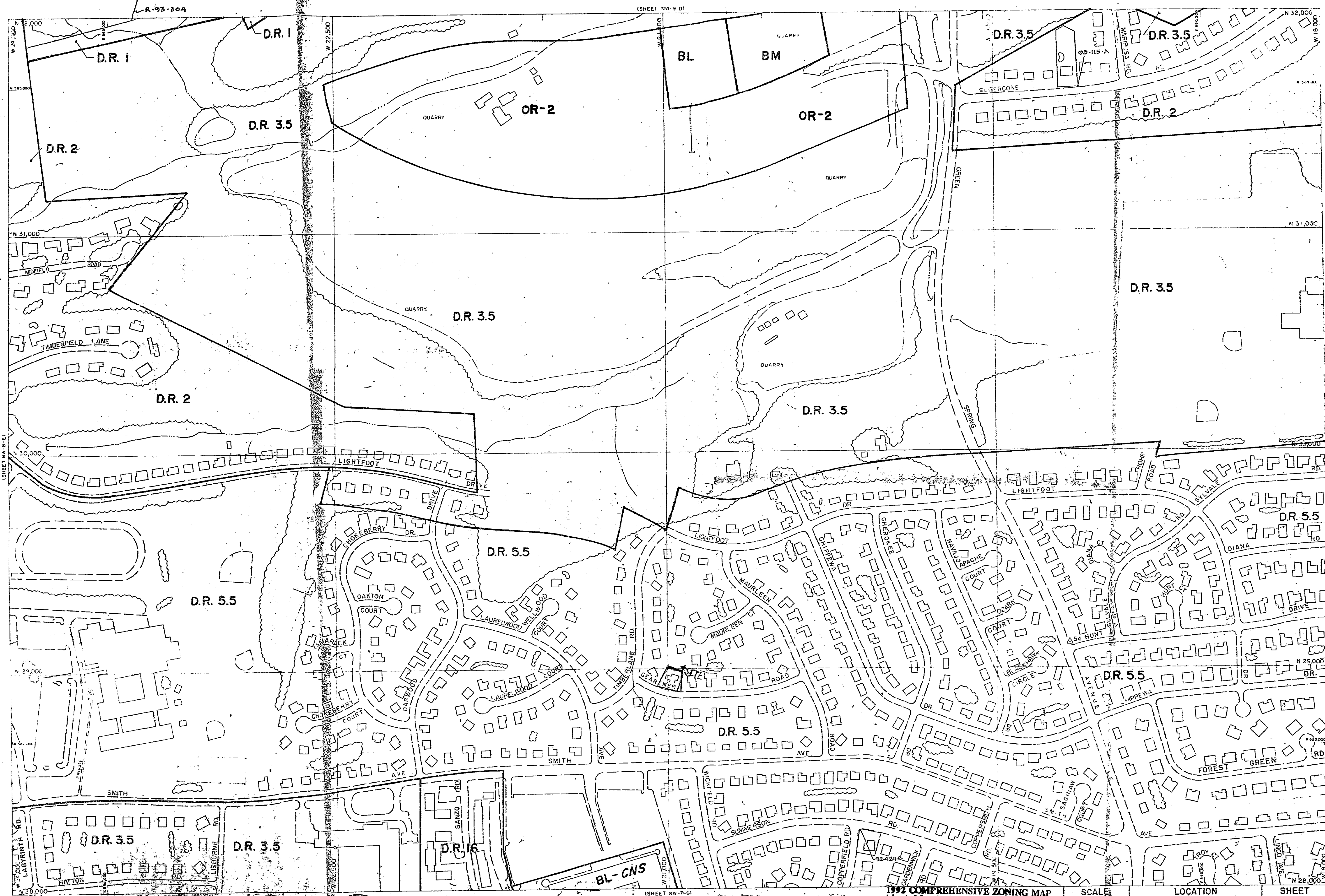


76-474-A

Side Yard
most 2714
Geartner.

rear yard

Front from
Geartner
Rd., existing
smaller
deck.



96-474-A 480

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	KEESVILLE	NW
DATE OF PHOTOGRAPHY	AREA	
JANUARY 1986		8-0

0-SW
0-NW

THIS MAP HAS BEEN REVISED IN ACCORDANCE WITH THE
PHOTOGRAPHY COMPILED BY THE COUNTY OFFICE
ON JANUARY 1, 1986.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

LOCATION
PIKESVILLE

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SHEET
NW
8-D

96-474-A